

For Sale

Office Condo

STIRLING OFFICE PARK

9710 Stirling Road, Suites 110A & 111A, Cooper City, FL 33024

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Property Summary

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PROPERTY DESCRIPTION

Discover an exceptional professional office opportunity in the heart of Cooper City—one of Broward County's most desirable and centrally located communities. This well-maintained office property offers a professional environment ideal for legal, financial, or general office users. The layout features private offices, a reception area, conference room, kitchenette, and ample on-site parking.

Located near major thoroughfares including Griffin Road, Stirling Road, and University Drive, the property provides convenient access to I-75, I-595, and Florida's Turnpike, connecting easily to nearby markets such as Davie, Pembroke Pines, Weston, and Plantation. Cooper City's strong demographics, professional tenant mix, and surrounding amenities make this an outstanding location for any business seeking a prestigious and convenient South Florida address.

PROPERTY HIGHLIGHTS

- Both offices are sold as one, combined.

OFFERING SUMMARY

Sale Price:	\$855,120 (\$420 PSF)
Building Size:	2,036 SF
Year Built:	2006
Association Dues:	Suite 110A \$571.02, Suite 111A \$570.46

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	706	3,461
Total Population	596	2,171	10,741
Average HH Income	\$143,365	\$145,660	\$150,855

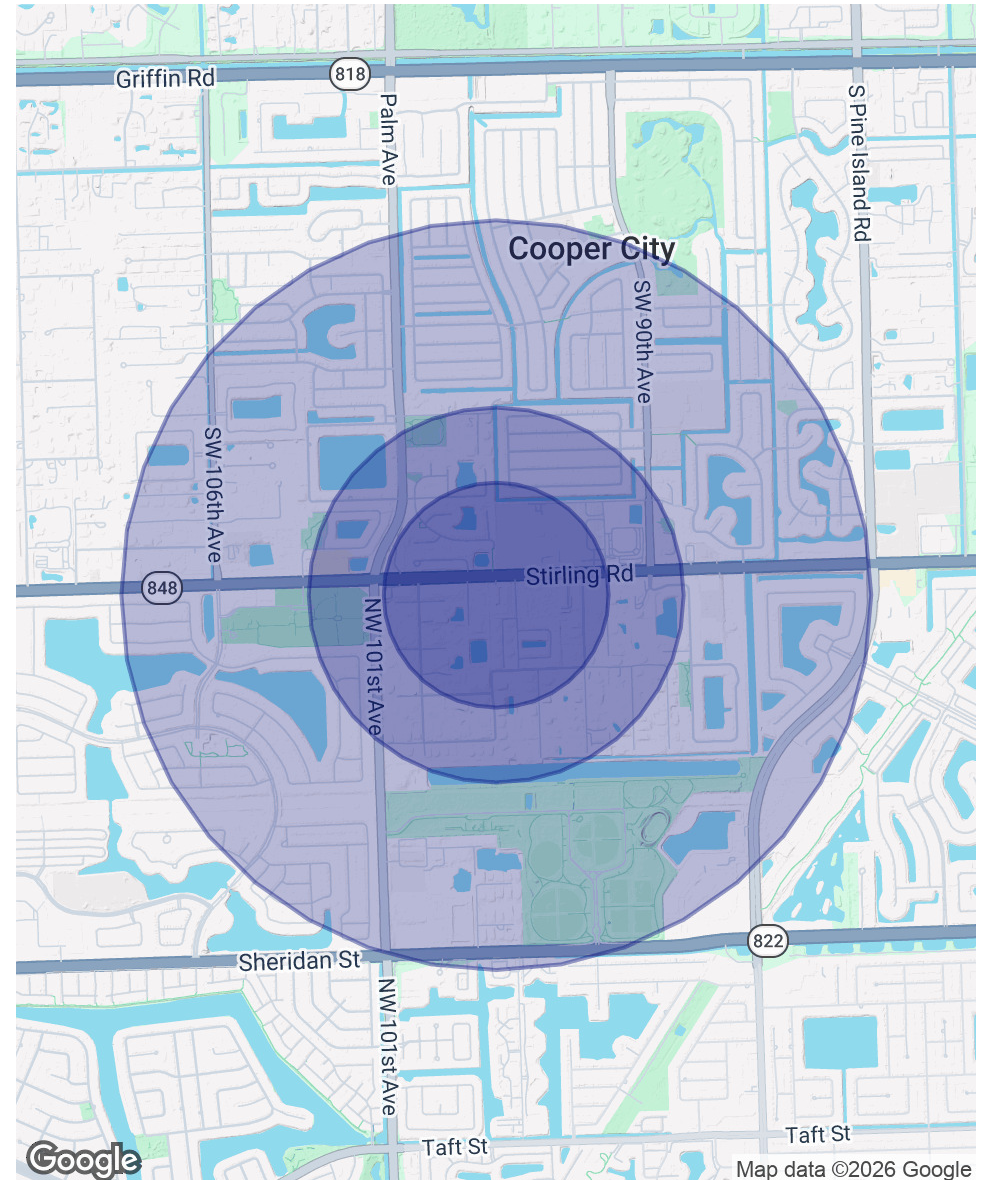


Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	596	2,171	10,741
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	706	3,461
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$143,365	\$145,660	\$150,855
Average House Value	\$576,916	\$577,556	\$623,148

2020 American Community Survey (ACS)



Retailer Map

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Interior Photos

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Exterior Photos

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Floor Plan

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